



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00020
Application Type: Special Permit
CPC Hearing Date: December 6, 2012
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 5616 Bagdad Avenue
Legal Description: Lot 5, Block 12, Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.1515-acre
Rep District: 4
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Infill Development / request reduced lot area and lot width
Proposed Use: Duplex

Property Owner: Jose and Margarita Gutierrez
Representative: Jose and Margarita Gutierrez

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwelling
South: R-4 (Residential) / Church
East: R-4 (Residential) / Single-family dwelling
West: R-4 (Residential) / Single-family dwelling

The Plan for El Paso Designation: G3, Post-War (Northeast Planning Area)

NEAREST PARK: Dolphin Park (2,811 feet)

NEAREST SCHOOL: Dolphin Terrace Elementary (2,740 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 20, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot size from the required 7,000 square-feet to 6,599 square-feet, lot width from the required 70 feet to 60 feet for a duplex. The detailed site development plan review shows a 2,250 square-foot duplex that complies with all setbacks, and parking requirements. Access to the subject property is proposed from Bagdad Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development Department – Planning Division - Transportation

No objection to special permit request

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections subject to meeting all building and zoning codes at time of submittal for building permit.

City Development Department - Land Development

No objections.

Fire Department

Fire does not adversely affect fire department at this time.

** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Police Department

N.E. Regional Command staff have reviewed attached special permit application for proposed construction of duplex at 5616 Bagdad, and have no objections or comments to add.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing eight (8) inch diameter water main that extends along Saluki Drive fronting the southern boundary of the subject property. This water main is available for service.

3. There is an existing six (6) inch diameter water main that extends along Sheppard Avenue fronting the northern boundary of the subject property. This water main is available for service.

4. EPWU records indicate a vacant water service meter at the subject property. The service address for this meter is 5617 Saluki Drive.

5. Previous water pressure readings from fire hydrant #5405, located approximately 310 feet east of the eastern boundary of the subject property, have yielded a static pressure of 100 pounds per square inch (psi), a residual pressure of 88 psi and a discharge of 1300 gallons per minute (gpm).

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing eight (8) inch diameter sanitary sewer main that extends along Saluki Drive fronting the southern boundary of the subject property. This sanitary sewer main is available for service.

8. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

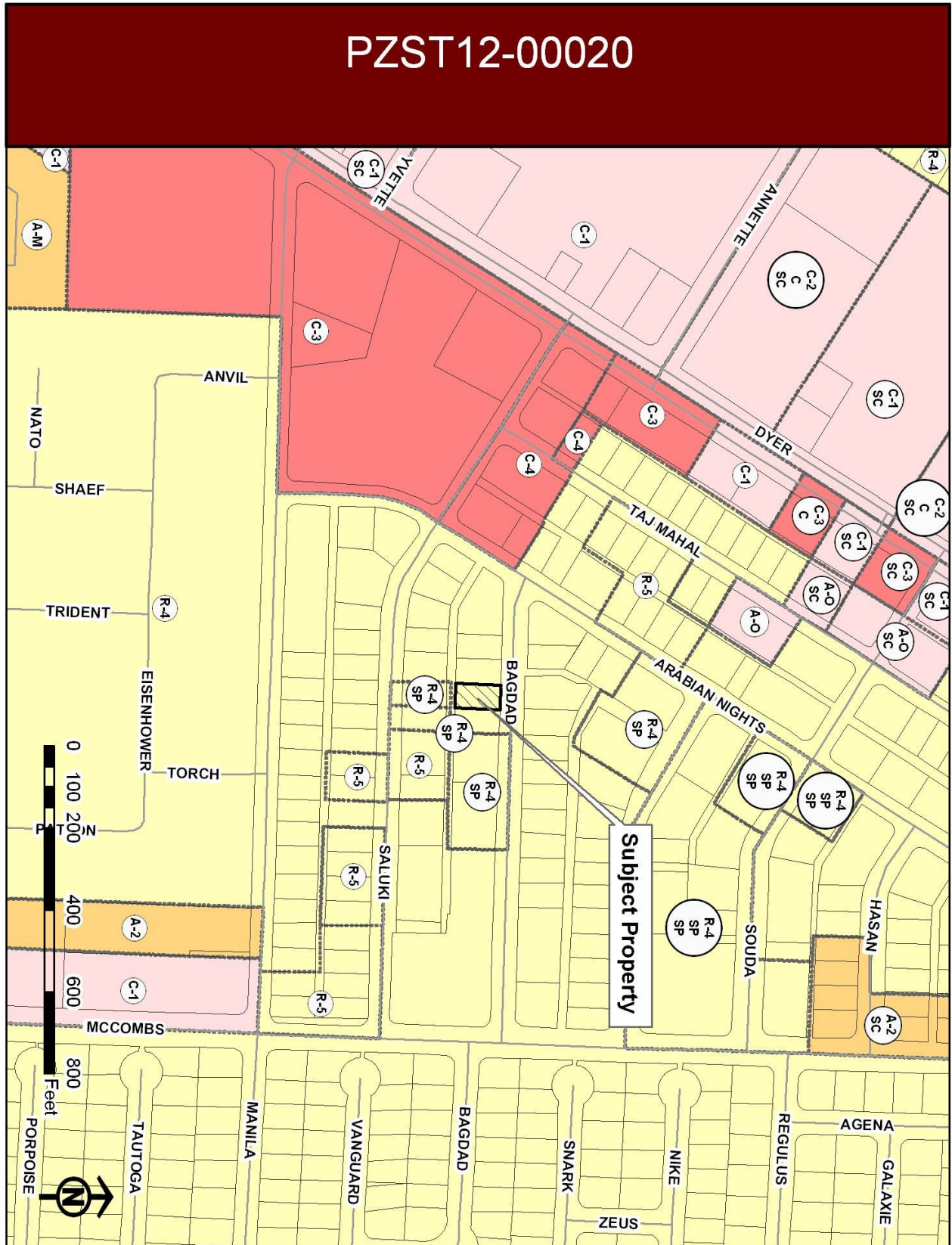
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

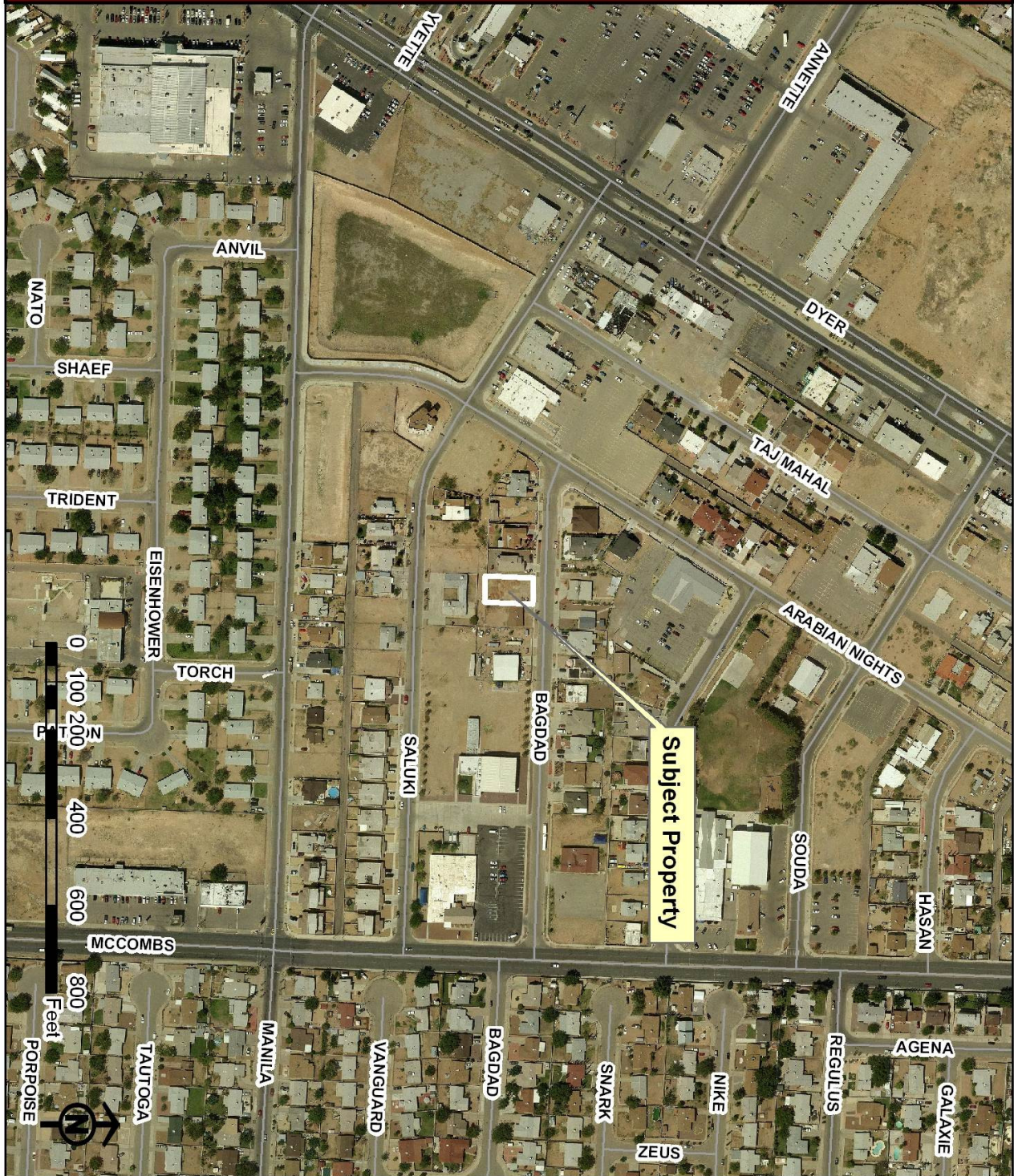
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

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